Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	28A Robson Avenue, Avondale Heights Vic 3034

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $670,000

Median sale price

Median price $795,000 Property Type Unit Suburb Avondale Heights

Period - From 01/04/2025 to 30/06/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/10 Nelson Ct AVONDALE HEIGHTS 3034	$710,000	11/06/2025
2	2/1 Burley Griffin Cl KEILOR EAST 3033	$720,000	07/04/2025
3	1/10 Raglan St AVONDALE HEIGHTS 3034	$675,000	22/02/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 14/08/2025 16:23

28A Robson Avenue, Avondale Heights Vic 3034

JellisCraig

Basil Zoccali
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3 2 1

Property Type: Unit

Indicative Selling Price
$670,000
Median Unit Price
June quarter 2025: $795,000

Agent Comments

A single level dwelling at the rear of a block of 2. External driveway and courtyard requires completion, internally in good condition.

Comparable Properties



3/10 Nelson Ct AVONDALE HEIGHTS 3034 (REI/VG)

3 1 2

Price: $710,000
Method: Sold Before Auction
Date: 11/06/2025
Property Type: Unit

Agent Comments

Complete property that is move in ready in a more sought after location. The property is a lot smaller and only has 1 bathroom.



2/1 Burley Griffin Cl KEILOR EAST 3033 (REI/VG)

3 2 1

Price: $720,000
Method: Sold Before Auction
Date: 07/04/2025
Property Type: Unit

Agent Comments

Similar spec property. Externally superior, however internally is inferior and does not present as well.



1/10 Raglan St AVONDALE HEIGHTS 3034 (REI/VG)

3 2 1

Price: $675,000
Method: Auction Sale
Date: 22/02/2025
Property Type: Unit

Agent Comments

Similar location and spec. Externally presents better and on own title, however internally inferior.

REIV THE DIFFERENCE

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